

UNOFFICIAL COPY



Doc#: 1514910015 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/29/2015 10:05 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Myriam D. Benhamou, Esq.
Quarles & Brady LLP
300 North LaSalle Street
Suite 4000
Chicago, Illinois 60654

AFTER RECORDING, THIS INSTRUMENT SHOULD BE RETURNED TO:

Lawrence M. Cohen, Esq.
1033 West Golf Road
Hoffman Estates, Illinois, 60169

MAIL TAX BILLS TO:

United Center Suites LLC.
PO BOX 477642
Chicago IL 60647

The above space for recorder's use only

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 19th day of May, 2015, between **DAMEN ASHLAND INVESTMENTS, LLC**, an Illinois limited liability company ("Grantor"), and **UNITED CENTER SUITES LLC**, an Illinois limited liability company ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY in fee simple unto Grantee FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 1, 2 AND 3 IN SCOTT AND GAGE'S SUBDIVISION, A RESUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-07-327-038-0000
17-07-327-039-0000
17-07-327-040-0000

Address: 2000-2006 W. Warren, Chicago, Illinois 60612

Box 400

Blvd.

S Y
P 3
S N
SC Y
INT AS

①
1977002
Tachn

UNOFFICIAL COPY



Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee, subject to: (1) general real estate taxes not due and payable; (2) all covenants, conditions, restrictions, and other matters of record; (3) public and utility easements; (4) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (5) existing leases and tenancies; and (6) all special governmental taxes or assessments confirmed or unconfirmed ("Permitted Exceptions").


And Grantor hereby binds itself to WARRANT AND DEFEND the title to the Property (subject to the Permitted Exceptions) against only those claims of persons claiming to title or to or asserting claims affecting title to the Property, or any part thereof, by, through or under Grantor, but not otherwise.

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

THIS IS NOT HOMESTEAD PROPERTY.

[signature page immediately follows]

REAL ESTATE TRANSFER TAX	25-May-2015
 	COUNTY: 2,142.50
	ILLINOIS: 4,285.00
	TOTAL: 6,427.50
17-07-327-038-0000 20150501688793 1-265-326-912	

REAL ESTATE TRANSFER TAX	25-May-2015
	CHICAGO: 32,137.50
	CTA: 12,855.00
	TOTAL: 44,992.50
17-07-327-038-0000 20150501688793 0-192-585-088	

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first written above.

GRANTOR:

DAMEN ASHLAND INVESTMENTS, LLC, an Illinois limited liability company

By: **CNP INVESTMENTS, INC.**, its Operating and Supervising Manager

By: _____
Name: Noah Gottlieb
Its: Member

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Noah Gottlieb, the Member of CNP INVESTMENTS, INC., the Operating and Supervising Manager of DAMEN ASHLAND INVESTMENTS, LLC, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument in his authorized capacity for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of May, 2015.



Notary Public

Commission expires 12/3/17